NW-1/4 OF NW-1/4 OF SEC 1, TWN 27N, RNG 6E, W.M.

PLANT SCHEDULE									
	DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING		
		2	Acer rubrum `Bowhall`	Bowhall Maple	2" Cal.	B&B			
		4	Amelanchier x grandiflora `Cole`s Select`	Serviceberry	2.5" Cal.	B&B	25` O.C.		
*		2	Cornus kousa `Cherokee Princess`	s` Cherokee Princess Dogwood		B&B			
		8	Pyrus calleryana `Capital`	Capital Callery Pear	2" Cal.	B&B			
<u>E</u>	EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONTAINER	SPACING		
		2	Chamaecyparis nootkatensis `Pendula`	Weeping Nootka False Cypress	8` Ht.	B&B			
		30	Thuja occidentalis `Fastigiata`	Pyramidal Arborvitae	6` HT	B&B			
	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER			
(0	12	Azalea x `Fragrant Star`	Fragrant Star Azalea	5 gal.	Pot			
	₩	15	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	2 gal.	Pot			
OOO		11	Cornus sericea `Kelseyi`	Kelseyi Dwarf Redtwig Dogwood	2 gal.	Pot			
		9	Euonymus japonicus `Microphyllus Variegatus`	Variegated Boxleaf Eunonymus	2 gal.	Pot			
		13	Hydrangea quercifolia `Snow Queen`	Snow Queen Oakleaf Hydrangea	5 gal.	Pot			
	\bigotimes	19	llex crenata	Japanese Holly	5 gal.	Pot			
	0	7	Mahonia aquifolium	Oregon Grape	2 gal.	Pot			
	١.								

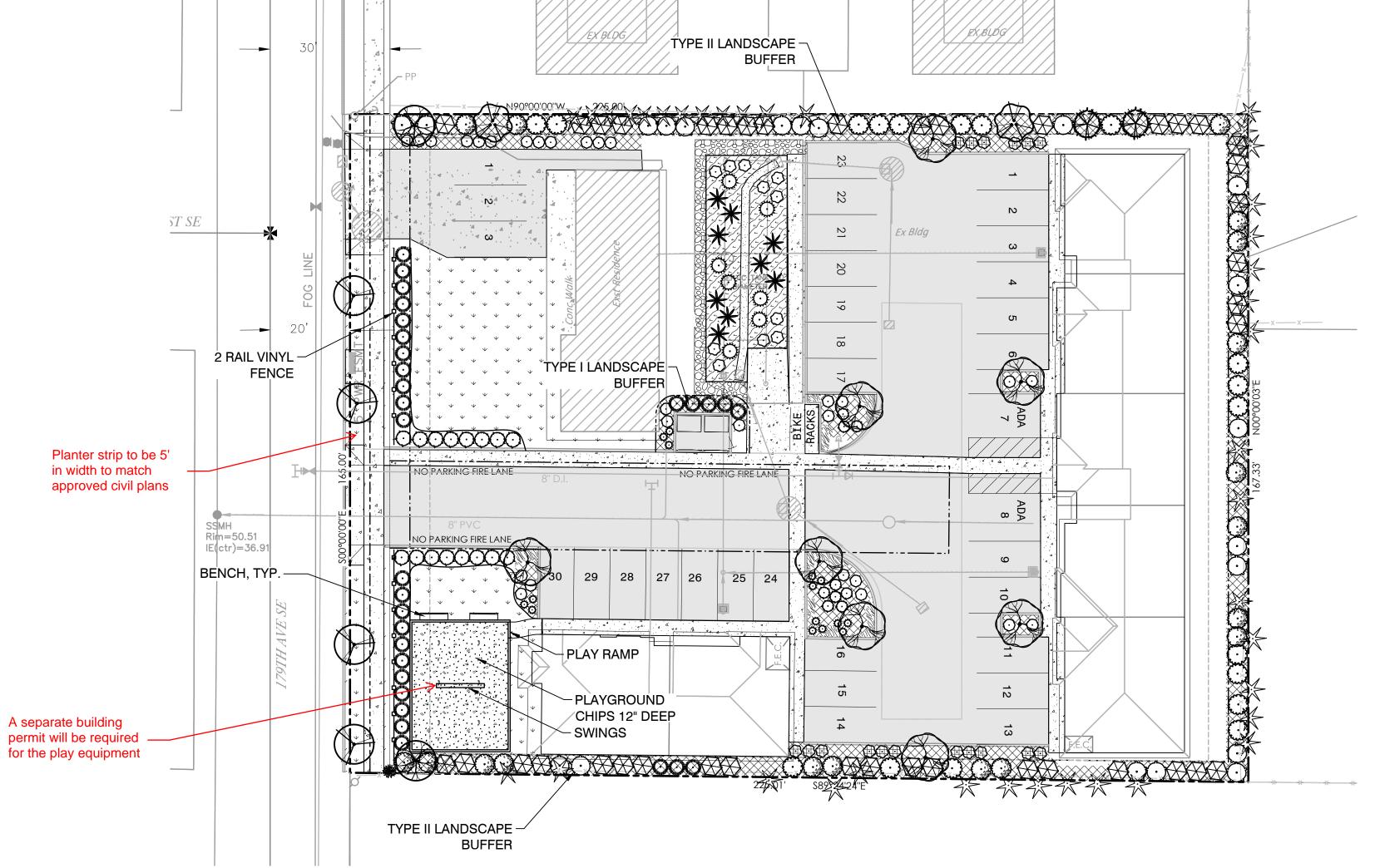
Gulf Stream Heavenly Bamboo

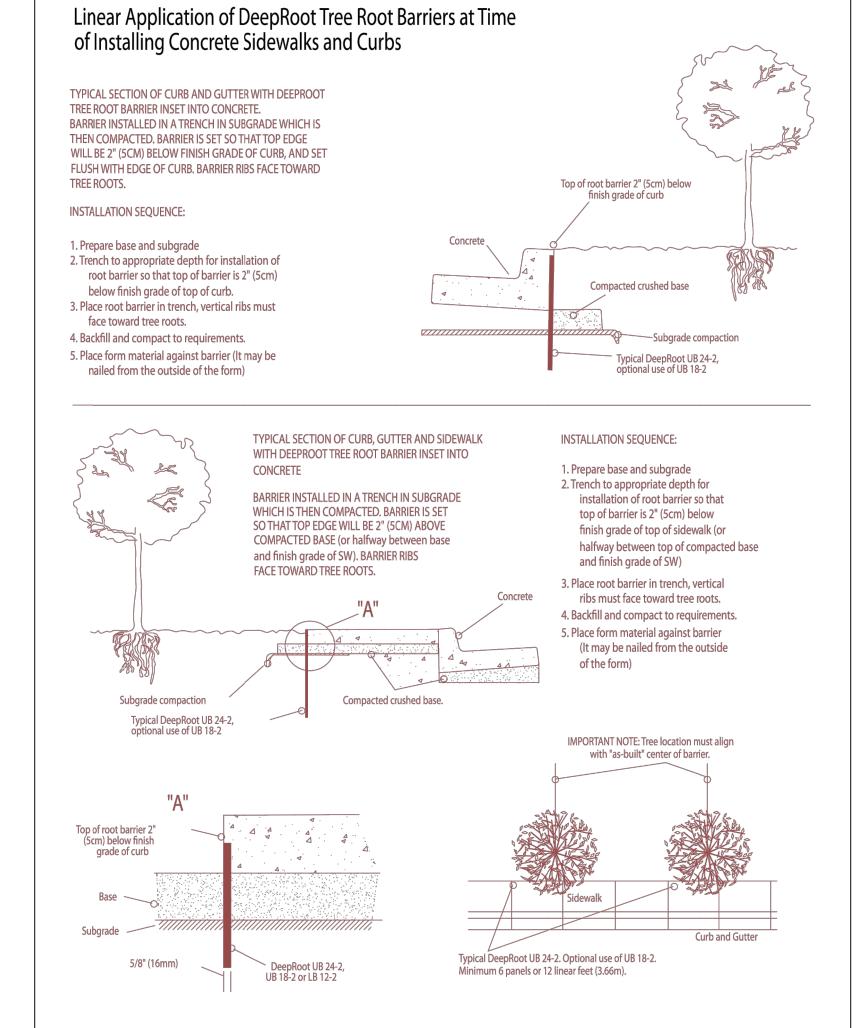
Lily of the Valley Bush

Goldflame Spirea

David Viburnum

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
	1,336	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot	18" o.c.
(-)-]-]- -]-]-]- -]-]-]- -]-]-]-	274	Carex obnupta	Slough Sedge	4"	Pot	18" o.c.
	57	Nassella tenuissima `Pony Tails`	Mexican Feathergrass	4"	Pot	18" o.c.
\(\psi\) \(\	3,052 sf	Turf Hydroseed	Hydroseed Sun/Shade Mix	seed		
SITE WORK	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
4 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	313 sf	WASHED RIVER GRAVEL		2-3"		





Miscanthus sinensis `Morning Light`

Nandina domestica `Gulf Stream` TM

Pieris japonica `Forest Flame`

Spiraea x bumalda `Goldflame`

Provide root barrier for all street trees and trees planted within 8' of public walkways. 'Deep Root' root barrier or approved equal. Root barrier to be 16' in length and at least 18" deep adjacent to proposed curb and sidewalk with street trees centered along this length. Root barrier is to be installed adjacent to any fire hydrant, water meter or driveway approach if within 8' of a street tree.

ORIGIN



1031 185TH AVE NE

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT KRYSTAL LOWE LICENCE NO. 1206

REV	ISIONS:	
#	DESCRIPTION	DATE
1	CITY COMMENTS	7/23/20

PROJEC 982 4 SE 179TH MIXED MONROE 15125 **79TH**

DRAWING TITLE: LANDSCAPE PLAN

APPLICANT:

BELMARK LLC 12409 STATE AVE MARYSVILLE, WA 98271

DRAWING INFORMATION ODG PROJECT #: 20-302 DRAWN BY: MY CHECKED BY: KL

DATE:

APPROVED AS REDLINED

APPROVED

BY PLANNING

09/24/2020

MAY 19, 2020

SHEET NO: OF 5

GENERAL NOTES

Topsoil shall be provided in accordance to BMP T5.13 in WSDOE Stormwater Management Manual for Western Washington.

All rough grading shall be positive, draining away from all structures.

All stones larger than 1.5" diameter shall be removed from the growing medium.

All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.

Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.

Bark mulch is not to be placed above the root crown.

All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.

Lawn areas are to be hydroseeded per manufacturer's specifications, or equivalent. Remove all stones larger than 1" from lawn areas. Hydroseed to be established with minimum one mowing before final approval.

Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.

If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.

The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.

The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.

During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.

IRRIGATION ASSESSMENT

Permanent irrigation shall be required in all planting areas unless temporary irrigation is installed for a period of five years in conjunction with drought tolerant landscaping.

PARKING LOT LANDSCAPING

1 TREE PER FOUR PARKING STALLS REQUIRED 30 PARKING STALLS PROVIDED / 4 = 8 TREES REQUIRED 8 TREES PROVIDED

MIXED USE DESIGN STANDARDS

SIDEWALKS PROVIDED TO PLAY AREA FROM BUILDING BENCHES PROVIDED IN CHILD PLAY AREA FRONTAGES LANDSCAPED WITH OPEN FENCING AND HEDGES

TREE RETENTION

Existing trees along the perimeter of the project are to be retained and protected during construction. Tree canopy, excluding that along the perimeter, is unable to be retained due to proposed construction of lots, roads and infrastructure.

TREE PROTECTION

All vehicle traffic shall be routed away from significant trees during construction to avoid excessive soil compaction. Where vehicular traffic is required the soil shall be protected with a 10" layer of woodchips and/or plywood placed over the path of the vehicle. The woodchips may be removed when no longer needed.

All significant trees to be saved and/or retained shall be protected with a 5' high chainlink or plastic net fencing placed 5' beyond tree driplines during construction. The fencing shall not be removed without the authorization of the consulting arborist or site supervisor.

Trenching within tree driplines shall be avoided. Tunneling around primary tree roots is permitted when disturbance within driplines is necessary.

Stump pulling of all trees to be removed in the vicinity of significant trees to be retained shall be avoided. Stump grinding is permitted as necessary.

It may be necessary to provide supplemental irrigation during dry periods within the construction process, and mulching over the roots of any or all preserved

TREE TO BE REMOVED **Dripline of tree** or per plan Rim=50.51 IE(ctr)=36.91 NO PARKING FIRE LANE Filter fabric -Existing tree. material 60" wide roll. Securely attach to posts w/staples or wire 2 x 4 wood post -Alt: Steel fence Existing Grade —

> within dripline of tree. See specifications.

TREE PROTECTION FENCING

APPROVED BY PLANNING 09/24/2020



RECEIVED 09/16/2020 CITY OF MONROE

REVISIONS:

DESCRIPTION 1 CITY COMMENTS 7/23/20

ORIGIN

1031 185TH AVE NE

SNOHOMISH, WA 98290 TEL: 425.346.1905

STATE OF

WASHINGTON LICENSED

LANDSCAPE ARCHITECT

KRYSTAL LOWE

LICENCE NO. 1206

0 0 98 4 179TH MIXED 25 ONRO **79TH**

DRAWING TITLE: LANDSCAPE PLAN

> BELMARK LLC 12409 STATE AVE MARYSVILLE, WA 98271

DRAWING INFORMATION ODG PROJECT #: 20-302 DRAWN BY: MY CHECKED BY: KL

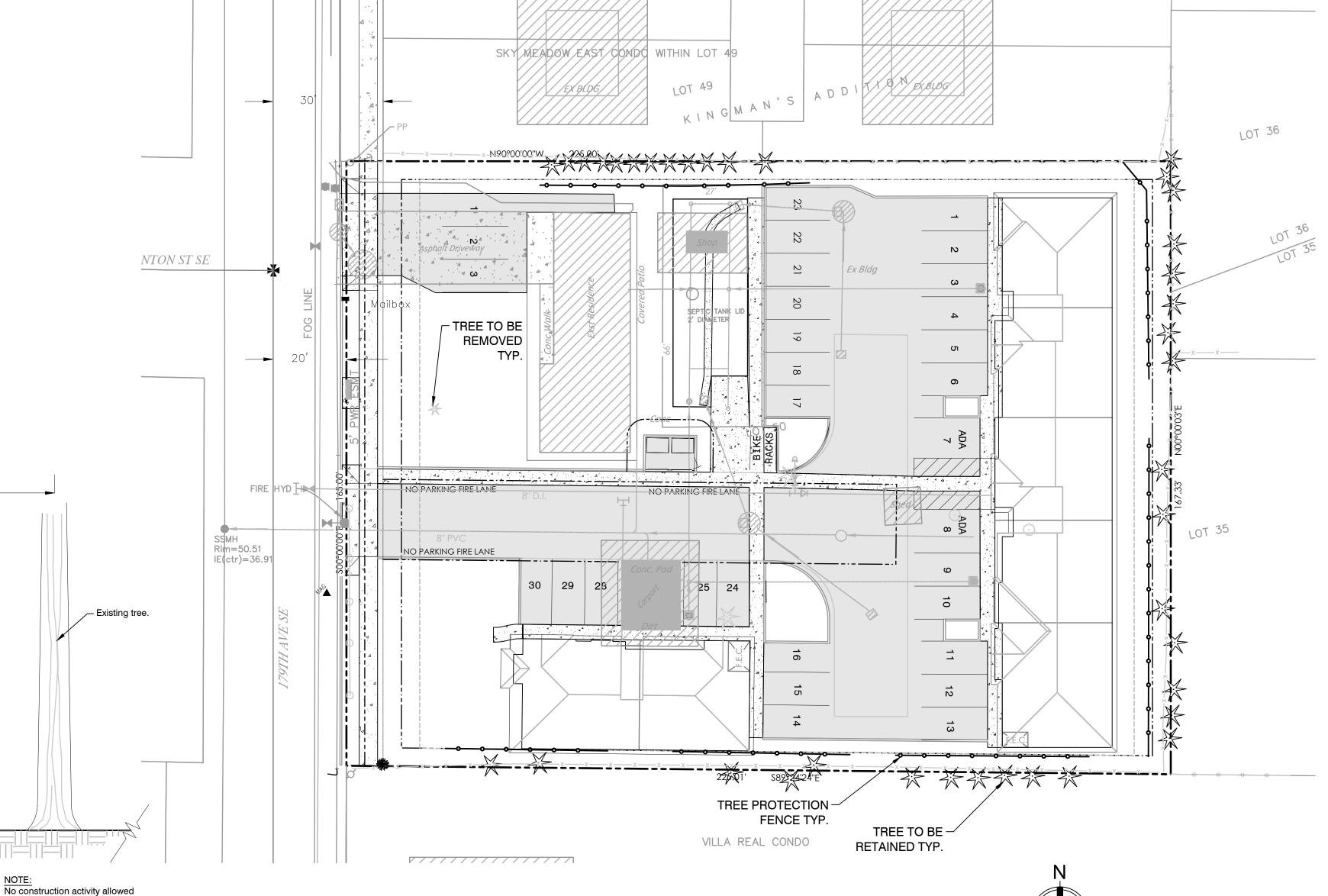
DATE:

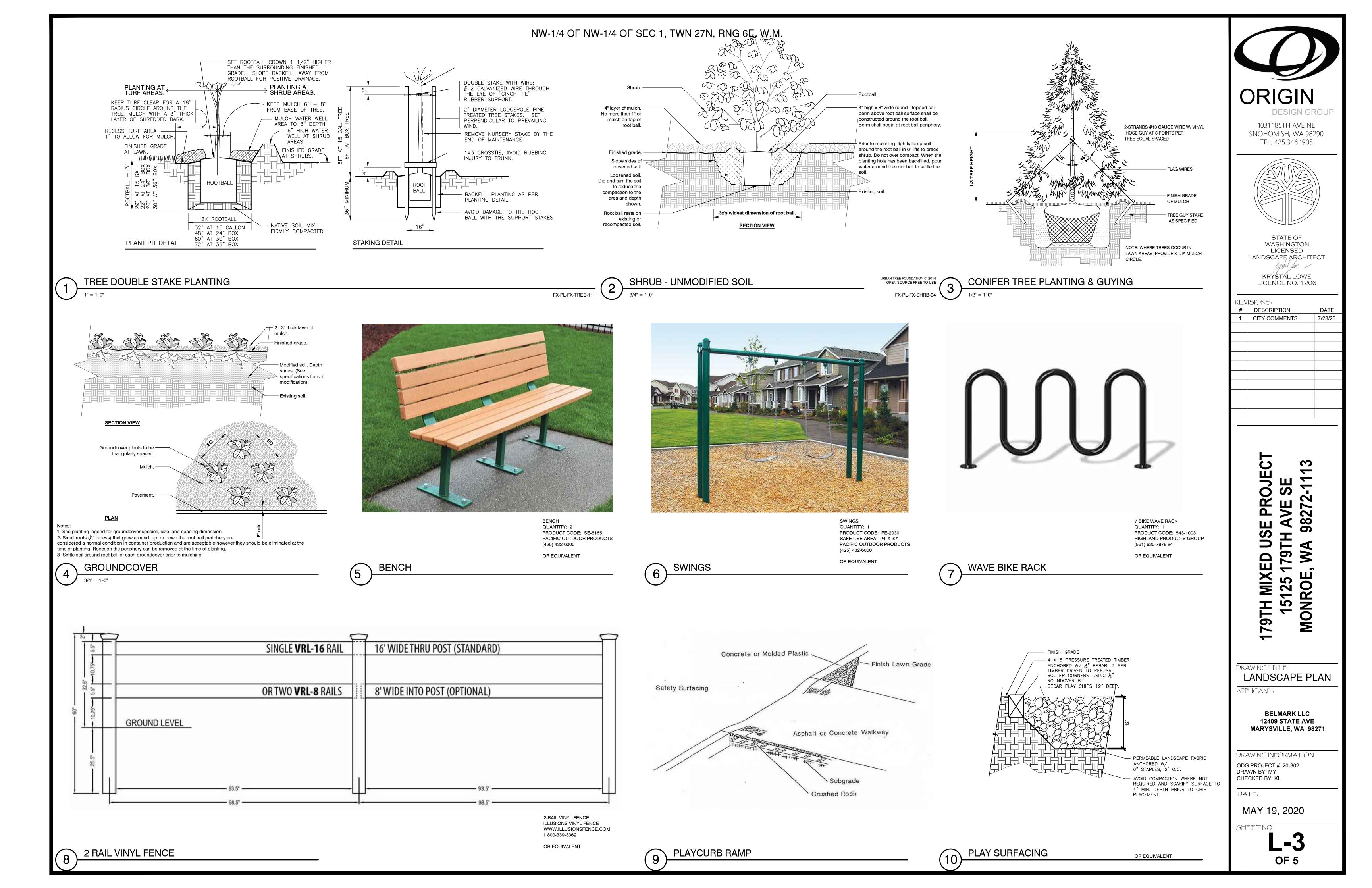
APPLICANT:

MAY 19, 2020

SHEET NO:

OF 5





IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

IRRIGATION SCHEDULE

SYMBOL	ТҮРЕ	MANUFACTURER	DESCRIPTION
a a o Q H F	SPRAY POP-UP LAWN	RAINBIRD	10 SERIES MPR — 30 PSI — 10' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
I ⊟ □ EST SST CST	SPRAY POP-UP LAWN	RAINBIRD	15 SERIES MPR — 30 PSI — EST 4'X15', SST 4'X30' NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
	DRIPLINE AREA	RAINBIRD	DRIPLINE XFD-09-18 0.9 GPH EMITTERS AT 18" O.C OR APPROVED EQUAL
ZONE#	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES — WITH VALVE SIZE, GPM, AND HYDROZONE #
SIZE GPM	VALVE BOX	AMTEK	STANDARD OR JUMBO AS NEEDED — OR APPROVED EQUAL.
	DRIP ZONE CONTROL KITS	RAINBIRD	XCZ-075-PRF CONTROL VALVE KIT FOR DRIP ZONE "d" INDICATES DRIP ZONE
M QC	DOUBLE CHECK ASSEMBLY	METER DOUBLE CHECK ASSEMBLY QUICK COUPLER	RAINBIRD 3/4" INSTALL PER CITY STANDARDS. FEBCO 1 1/4" 825Y — OR APPROVED EQUAL. RAINBIRD 3RC W/ 33D KEY— OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	ESP-MC SERIES 12 STATIONS - OR APPROVED EQUAL.
S	RAIN SENSOR	RAINBIRD	RSD-BEX WITH LATCHING BRACKET, EXTENSION WIRE
POC			POINT OF CONNECTION—CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER
	MAINLINE	RAINBIRD	1 ½" SCHEDULE 40 PVC
	LATERAL LINE	RAINBIRD	CLASS 200 — SEE SCHEDULE OF PIPE SIZES.
	SLEEVING	RAINBIRD	SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

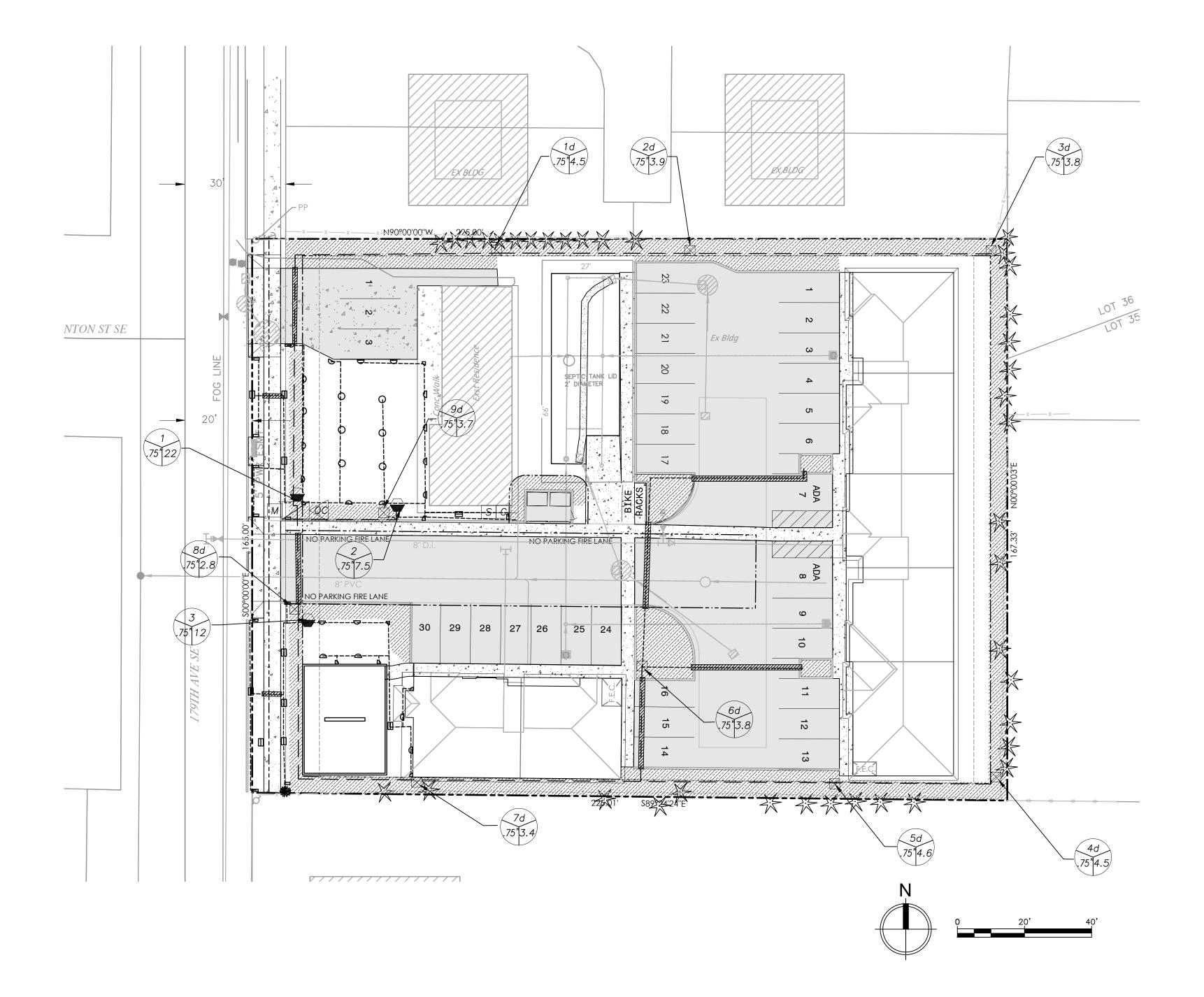
PIPE SIZES

GPM	PIPE SIZE
0-8	3/4"
9-15	1 "
16-22	1 1/4"
23-35	1 ½"
36-55	2"

NOTE

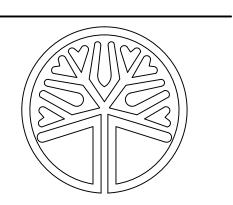
CONTROLLER LOCATIONS ARE REPRESENTATIVE ONLY AND SHOULD BE FIELD LOCATED.
ALL CONTROLLERS SHALL BE HARDWIRED TO THE MAIN CONTROLLER.

NW-1/4 OF NW-1/4 OF SEC 1, TWN 27N, RNG 6E, W.M.





1031 185TH AVE NE SNOHOMISH, WA 98290 TEL: 425.346.1905



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KRYSTAL LOWE
LICENCE NO. 1206

REVISIONS:
DESCRIPTION DATE

1 CITY COMMENTS 7/23/20

179TH MIXED USE PROJECT 15125 179TH AVE SE MONROE, WA 98272-1113

DRAWING TITLE:

LANDSCAPE PLAN

APPLICANT:

BELMARK LLC 12409 STATE AVE MARYSVILLE, WA 98271

DRAWING INFORMATION

ODG PROJECT #: 20-302

DRAWN BY: MY

CHECKED BY: KL

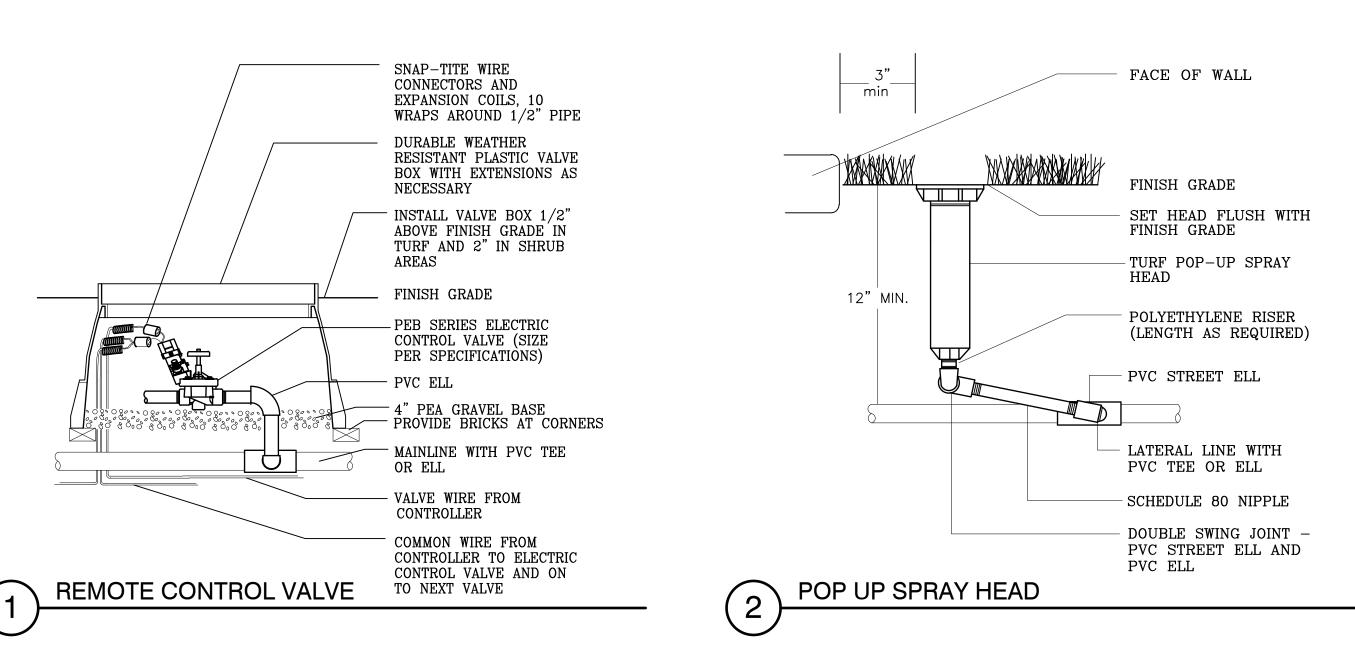
DATE:

MAY 19, 2020

SHEET NO:

OF 5

NW-1/4 OF NW-1/4 OF SEC 1, TWN 27N, RNG 6E, W.M.



2"-4"

SIDE VIEW

(1) FINISH GRADE

2 STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD

3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES (4) VALVE ID TAG

5 30-INCH LINEAR LENGTH OF WIRE, COILED

6 PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED 7) PVC SCH 40 FEMALE ADAPTOR

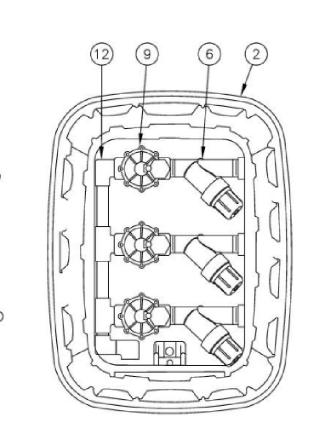
8 LATERAL PIPE

(9) REMOTE CONTROL VALVE:

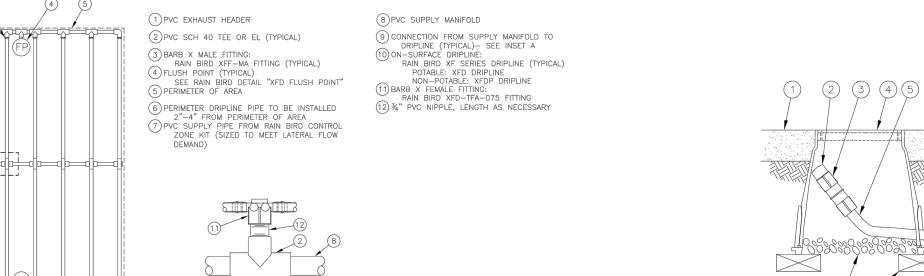
RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT) 10) PVC SCH 40 TEE OR ELL TO MANIFOLD

11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

(12) MANIFOLD PIPE AND FITTINGS



TOP VIEW



NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

FINISH GRADE/TOP OF MULCH

– QUICK—COUPLING VALVE: RAIN BIRD MODEL 3RC

--- VALVE BOX WITH COVER: RAIN BIRD VB—6RND

- PVC SCH 40 STREET ELL

— PVC SCH 40 STREET ELL

- PVC SCH 40 TEE OR ELL

- PVC MAINLINE PIPE

- PVC SCH 40 ELL

- BRICK (1 OF 2)

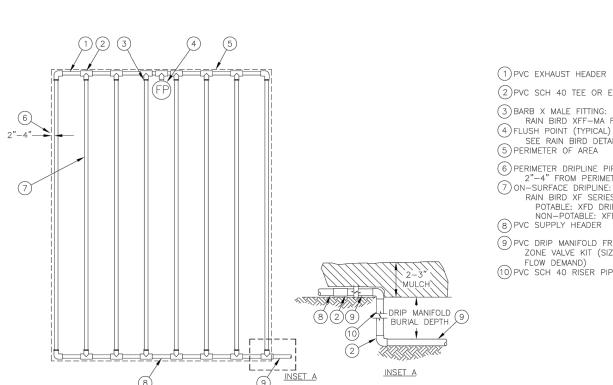
XFD ON-SURFACE DRIPLINE CENTER FEED LAYOUT

1) MULCH 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP (3) EASY FIT COUPLING: RAIN BIRD MDCFCOUP 4 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB

5 RAIN BIRD XF BLANK TUBING (6) FINISH GRADE 7) PVC EXHAUST HEADER 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL) O) ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFD DRIPLINE
NON-POTABLE: XFDP DRIPLINE

3-INCH MINIMUM DEPTH OF 34" WASHED GRAVEL
(12) BRICK (1 OF 2)

ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE
 BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



2 PVC SCH 40 TEE OR EL (TYPICAL) 3 BARB X MALE FITTING:
RAIN BIRD XFF-MA FITTING (TYPICAL)
4 FLUSH POINT (TYPICAL)
SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5 PERIMETER OF AREA PERIMETER DRIPLINE PIPE TO BE INSTALLED
2"-4" FROM PERIMETER OF AREA
 ON-SURFACE DRIPLINE:
 RAIN BIRD XF SERIES DRIPLINE (TYPICAL)
 POTABLE: XFD DRIPLINE
 NON-POTABLE: XFDP DRIPLINE
 PVC SUPPLY HEADER

9 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)

(1) PVC SCH 40 RISER PIPE

NOTES:

1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.

2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD [Oripline I	Maximur	n Latera	l Length:	s (Feet)	
	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
Inlet Pressure psi						
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XFD ON-SURFACE DRIPLINE FLUSH POINT

XFD ON-SURFACE DRIPLINE END FEED LAYOUT

- PVC_SCH_80_NIPPLE (LENGTH_AS_REQUIRED) - 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL - PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

(1) EAVE OF BUILDING RAIN SENSOR: RAIN BIRD RSD-BEX WIRE TO IRRIGATION CONTROLLER 4) PLASTIC TIE DOWN STRAP 5) MOUNTING BRACKET 6 SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

09/24/2020

APPROVED

BY PLANNING

DRAWING INFORMATION ODG PROJECT #: 20-302 DRAWN BY: MY

> CHECKED BY: KL DATE:

ORIGIN

1031 185TH AVE NE

SNOHOMISH, WA 98290

TEL: 425.346.1905

STATE OF WASHINGTON

LICENSED

LANDSCAPE ARCHITECT

KRYSTAL LOWE

LICENCE NO. 1206

7/23/20

REVISIONS:

DESCRIPTION 1 CITY COMMENTS

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PR

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MIXED

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DRAWING TITLE:

APPLICANT:

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NROE,

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179TH

LANDSCAPE PLAN

BELMARK LLC

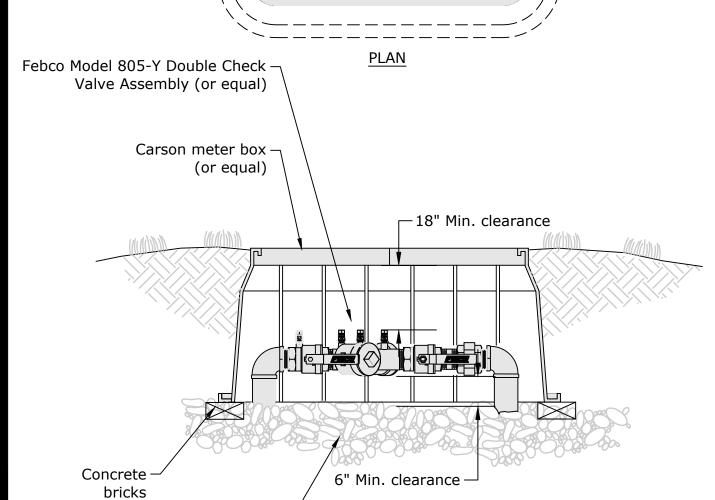
12409 STATE AVE

MARYSVILLE, WA 98271

DESIGN GROUP

MAY 19, 2020

SHEET NO:



ELEVATION

at corner

4' PEA GRAVEL

BACK FLOW PREVENTOR

Customer side

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE. QUICK COUPLING VALVE

RSD-BEX ROOF BRACKET